

Right of Way Survey for Duchesne Co. - 3000 West

Sheet 1 of 4

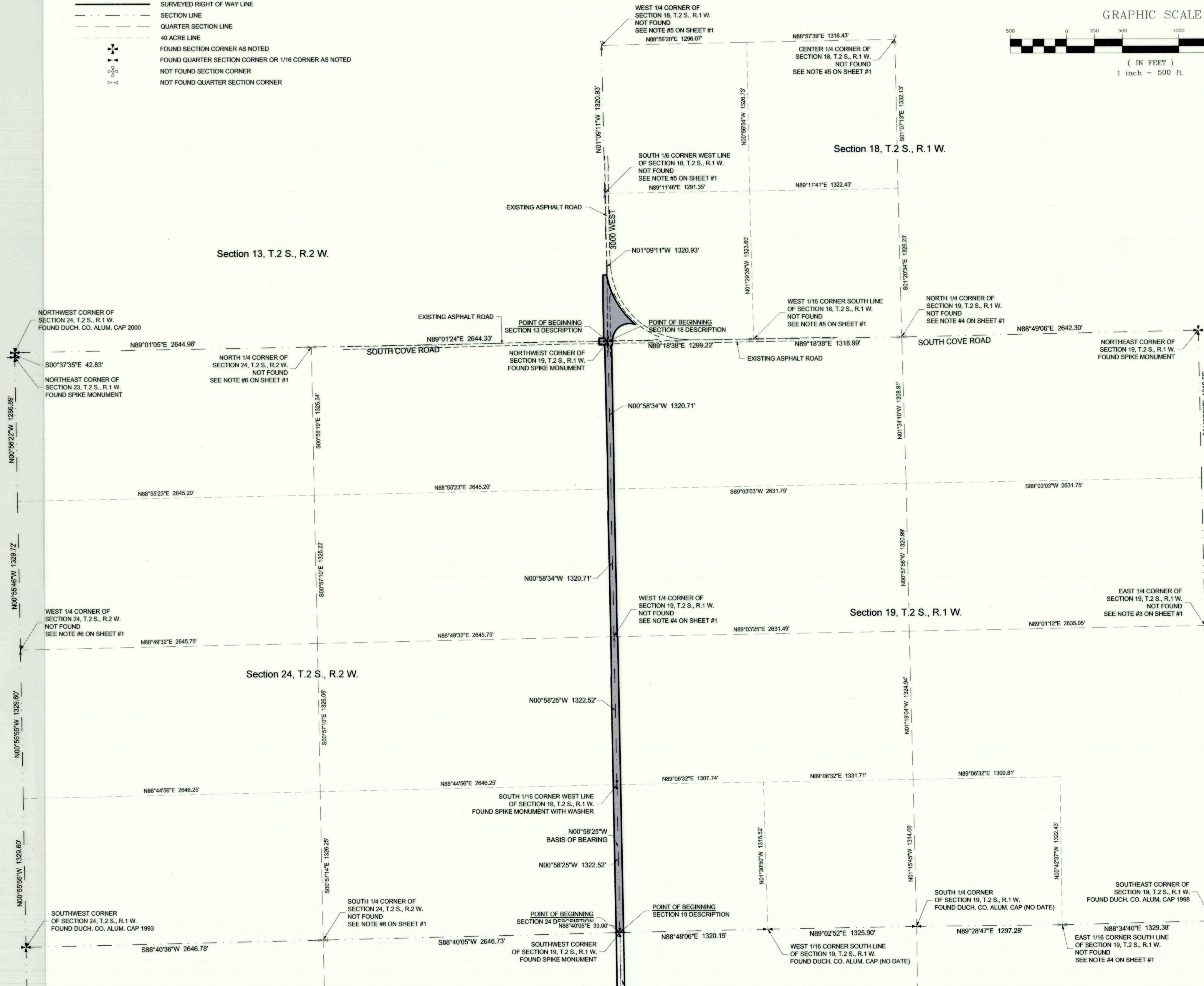
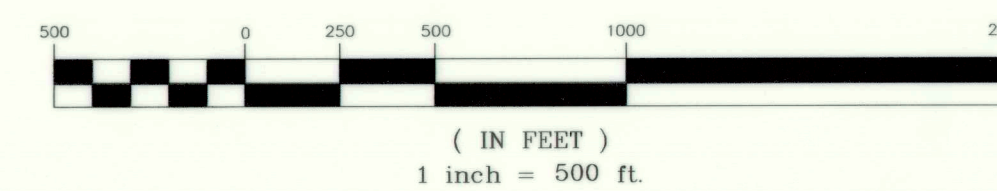
Located in Sections 18 & 19, T.2 S., R.1 W., U.S.B. & M.
& Sections 13 & 24, T.2 S., R.2 W., U.S.B. & M.

Duchesne County, Utah
2014

LEGEND

- SURVEYED RIGHT OF WAY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER OR 1/16 CORNER AS NOTED
- NOT FOUND SECTION CORNER
- NOT FOUND QUARTER SECTION CORNER

GRAPHIC SCALE



ROW DESCRIPTION for Section 18, T.2 S., R.1 W.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, T.2 S., R.1 W., U.S.B. & M.; THENCE N01°09'11\"/>

ROW DESCRIPTION for Section 19, T.2 S., R.1 W.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 19, T.2 S., R.1 W., U.S.B. & M.; THENCE N00°58'25\"/>

ROW DESCRIPTION for Section 13, T.2 S., R.2 W.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 13, T.2 S., R.2 W., U.S.B. & M.; THENCE S89°01'24\"/>

ROW DESCRIPTION for Section 24, T.2 S., R.2 W.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 24, T.2 S., R.2 W., U.S.B. & M.; THENCE S88°40'05\"/>

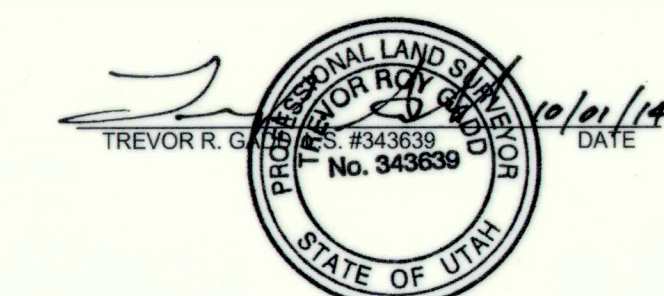
NOTES

- THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE DUCHESNE COUNTY RIGHT OF WAY FOR 3000 WEST ROADWAY WHICH WAS DESIGNED AND CONSTRUCTED FOR DUCHESNE COUNTY SPECIAL SERVICE DISTRICT #2.
- BASIS OF BEARING USED WAS N00°58'25\"/>
- THE LOCATION FOR THE EAST 1/4 CORNER OF SECTION 19, T.2 S., R.1 W., U.S.B. & M., WAS RE-ESTABLISHED AT THE MID POINT BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 19. MID POINT POSITION WAS BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2473.
- THE LOCATIONS FOR THE NORTH 1/4 CORNER, THE WEST 1/4 CORNER, AND THE EAST 1/16 CORNER ON THE SOUTH LINE OF SECTION 19, T.2 S., R.1 W., U.S.B. & M., WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2356.
- THE LOCATIONS FOR THE WEST 1/4 CORNER, THE CENTER 1/4 CORNER, THE WEST 1/16 CORNER ON THE SOUTH LINE, AND THE SOUTH 1/16 CORNER ON THE WEST LINE OF SECTION 18, T.2 S., R.1 W., U.S.B. & M., WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2356.
- THE LOCATIONS FOR THE NORTH 1/4 CORNER, THE WEST 1/4 CORNER, AND THE EAST 1/4 CORNER OF SECTION 24, T.2 S., R.2 W., U.S.B. & M., WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2808.
- SEE SHEET #4 OF THIS SURVEY FOR THE INDIVIDUAL PARCEL DETAILS FOR THOSE PARCEL OWNERS THAT WERE WILLING TO SIGN THE QUIT CLAIM DOCUMENTS FOR THE COUNTY ROAD RIGHT OF WAY. THERE IS ALSO A LIST OF THOSE THAT WERE NOT WILLING TO SIGN THE QUIT CLAIM DOCUMENT.

SURVEYOR'S CERTIFICATE

I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



PREPARED BY:
Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1304-170 FILE NAME: h:\jdp\proj\1304-170\dwg\1304-170 survey row ros.dwg
SURVEYED BY: K.D.B. DRAWN BY: T.W.G. UPDATED: 10/10/2014 PLOTTED: 10/10/2014

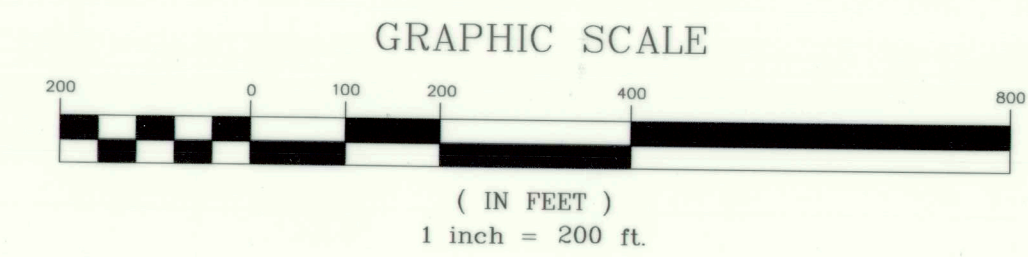
**Right of Way Survey for
Duchesne Co. - 3000 West**

Duchesne County, Utah

Scale: 1" = 500'

County Surveyor - File # 3089

Right of Way Survey for Duchesne Co. - 3000 West Sheet 2 of 4 See Lower Left



PARCELS THAT ARE PART OF A RECORDED SUBDIVISION THAT SHOW EXISTING ROAD RIGHT OF WAY ON THE PLAT

SECTION 13, T.2 S., R.2 W.
LESSIE R. GARDNER AND LANETTE GARDNER
TAX PARCEL 00-0029-8657 (SERIAL #FLD-8)
F.L.D. RANCHETTES
SUBDIVISION PLAT IS ON RECORD IN BOOK A-195 PAGES 524-527, FILING NUMBER 278729

LAVERN M. MUSICH AND PATRICIA L. MUSICH
TAX PARCEL 00-0030-1634 (SERIAL #FLD-9)
F.L.D. RANCHETTES
SUBDIVISION PLAT IS ON RECORD IN BOOK A-195 PAGES 524-527, FILING NUMBER 278729

SECTION 24, T.2 S., R.2 W.
DELNICK, LLC
TAX PARCEL 00-0035-0327 (SERIAL #3WP-1)
AMENDED 3000 WEST PARKWAY
SUBDIVISION PLAT IS ON RECORD IN BOOK A-412 PAGES 310-313, FILING NUMBER 2468188

WESLER CAPITAL
(SERIAL #3WP-2)
AMENDED 3000 WEST PARKWAY
SUBDIVISION PLAT IS ON RECORD IN BOOK A-412 PAGES 310-313, FILING NUMBER 2468188

THE ROGER BROCKBANK LEGACY, LLC
RS WEST ENTERPRISES, LLC
(SERIAL #3WP-5)
AMENDED 3000 WEST PARKWAY
SUBDIVISION PLAT IS ON RECORD IN BOOK A-412 PAGES 310-313, FILING NUMBER 2468188

THE ROGER BROCKBANK LEGACY, LLC
RS WEST ENTERPRISES, LLC
(SERIAL #3WP-6)
AMENDED 3000 WEST PARKWAY
SUBDIVISION PLAT IS ON RECORD IN BOOK A-412 PAGES 310-313, FILING NUMBER 2468188

THE ROGER BROCKBANK LEGACY, LLC
RS WEST ENTERPRISES, LLC
(SERIAL #3WP-7)
AMENDED 3000 WEST PARKWAY
SUBDIVISION PLAT IS ON RECORD IN BOOK A-412 PAGES 310-313, FILING NUMBER 2468188

SECTION 19, T.2 S., R.1 W.
CEDAR MOUNTAIN VENTURES, LLC
TAX PARCEL 00-0005-7251 (SERIAL # S&MHOME-0001)
S&M HOMESTEAD ENTERPRISES, LLC
SUBDIVISION PLAT IS ON RECORD IN THE COUNTY SURVEYORS OFFICE AS FILE NO. 2473

S&M HOMESTEAD ENTERPRISES, LLC
TAX PARCEL 00-0005-7251 (SERIAL #S&MHOME-0002)
S&M HOMESTEAD ENTERPRISES, LLC
SUBDIVISION PLAT IS ON RECORD IN THE COUNTY SURVEYORS OFFICE AS FILE NO. 2473

LAROSE WELDING AND FABRICATION, LLC
TAX PARCEL 00-0035-0557 (SERIAL #S&MHOME-0003)
S&M HOMESTEAD ENTERPRISES, LLC
SUBDIVISION PLAT IS ON RECORD IN THE COUNTY SURVEYORS OFFICE AS FILE NO. 2473

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

THE ABOVE PLAT AMENDMENTS (LOT LINE ADJUSTMENTS) ARE HEREBY APPROVED ON
THIS 23rd DAY OF October OF 2014.

Michael A. Hyde
MICHAEL A. HYDE
DUCHESNE COUNTY PLANNING DIRECTOR

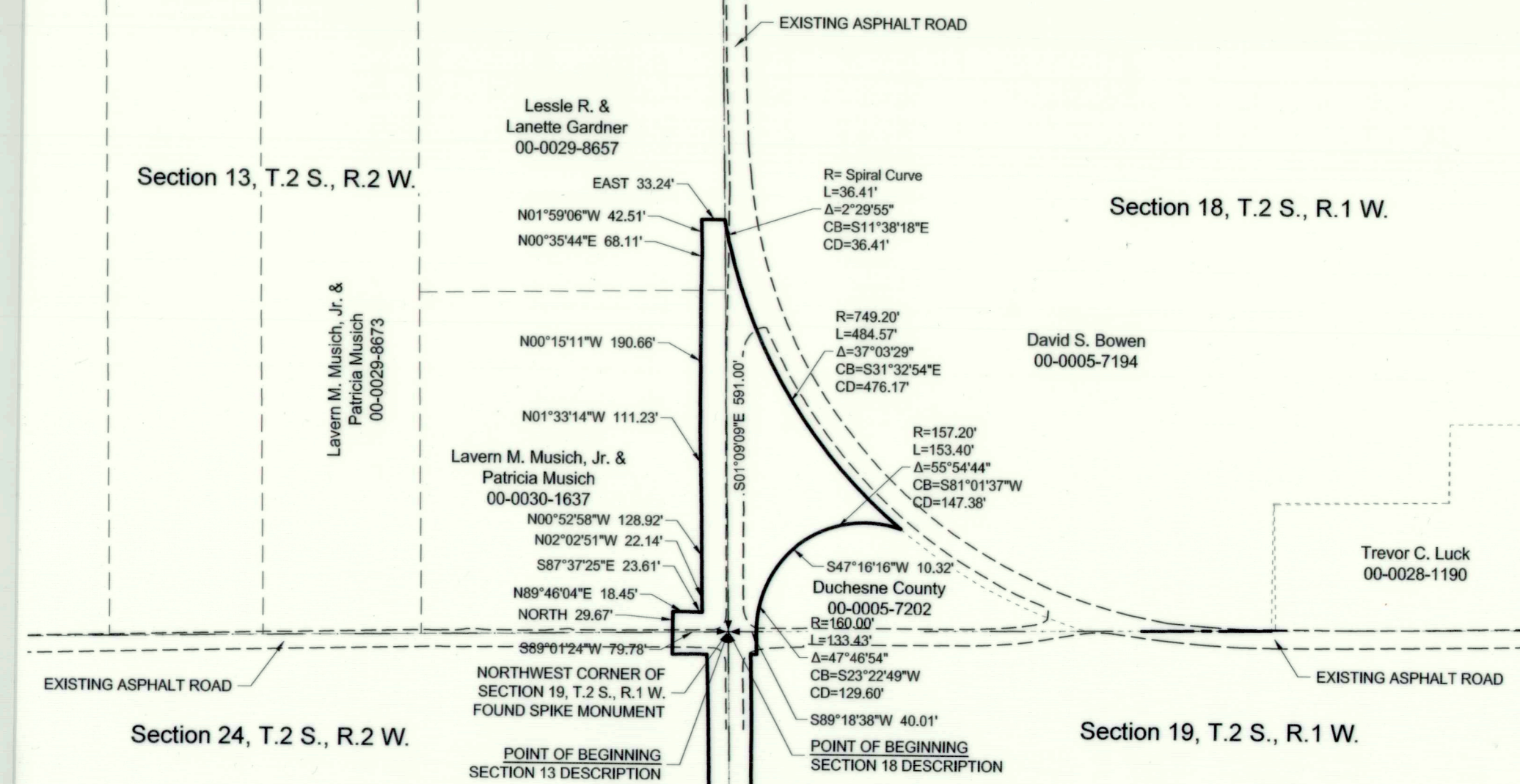
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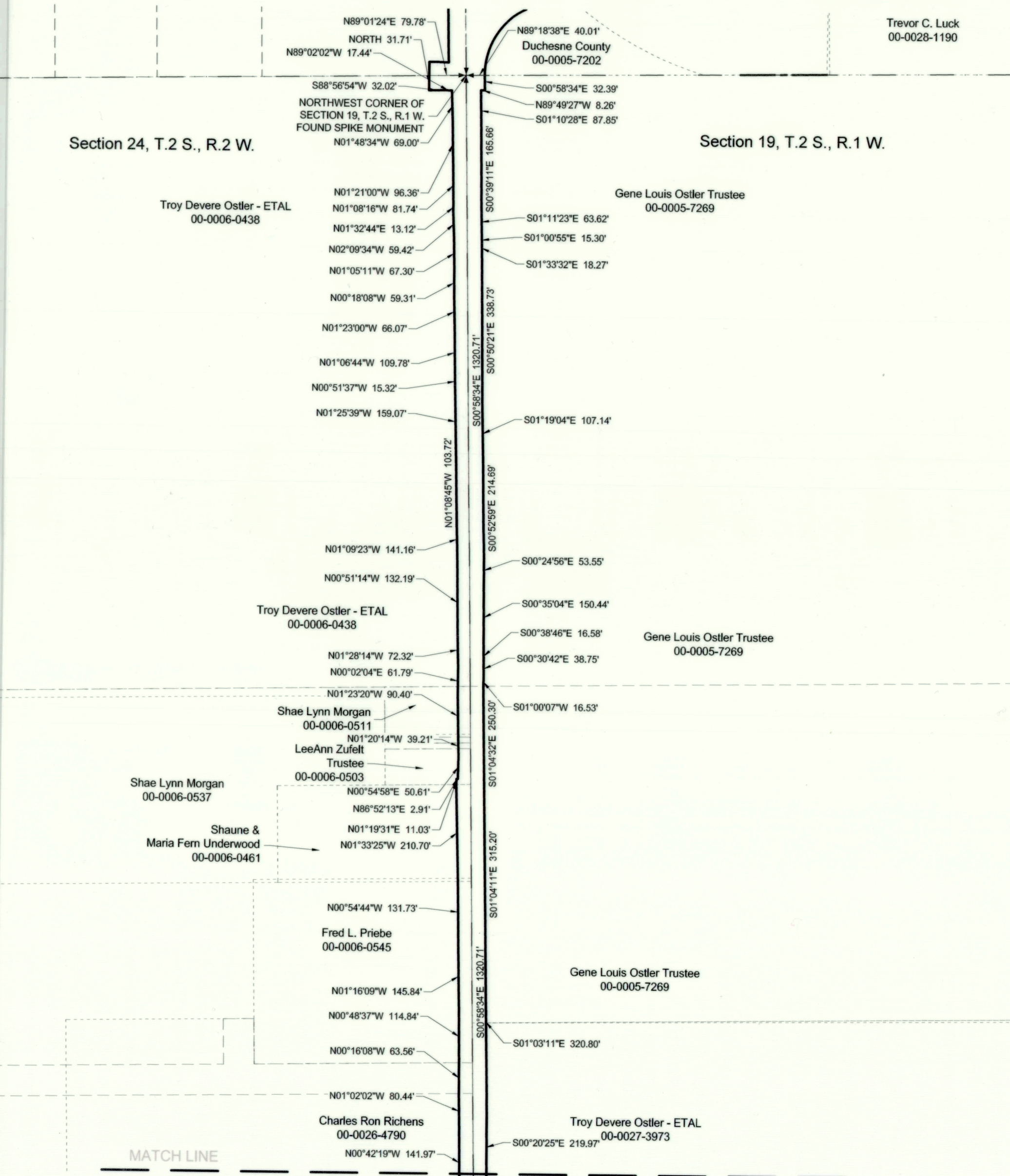
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Duchesne County, Utah
Scale: 1" = 200'

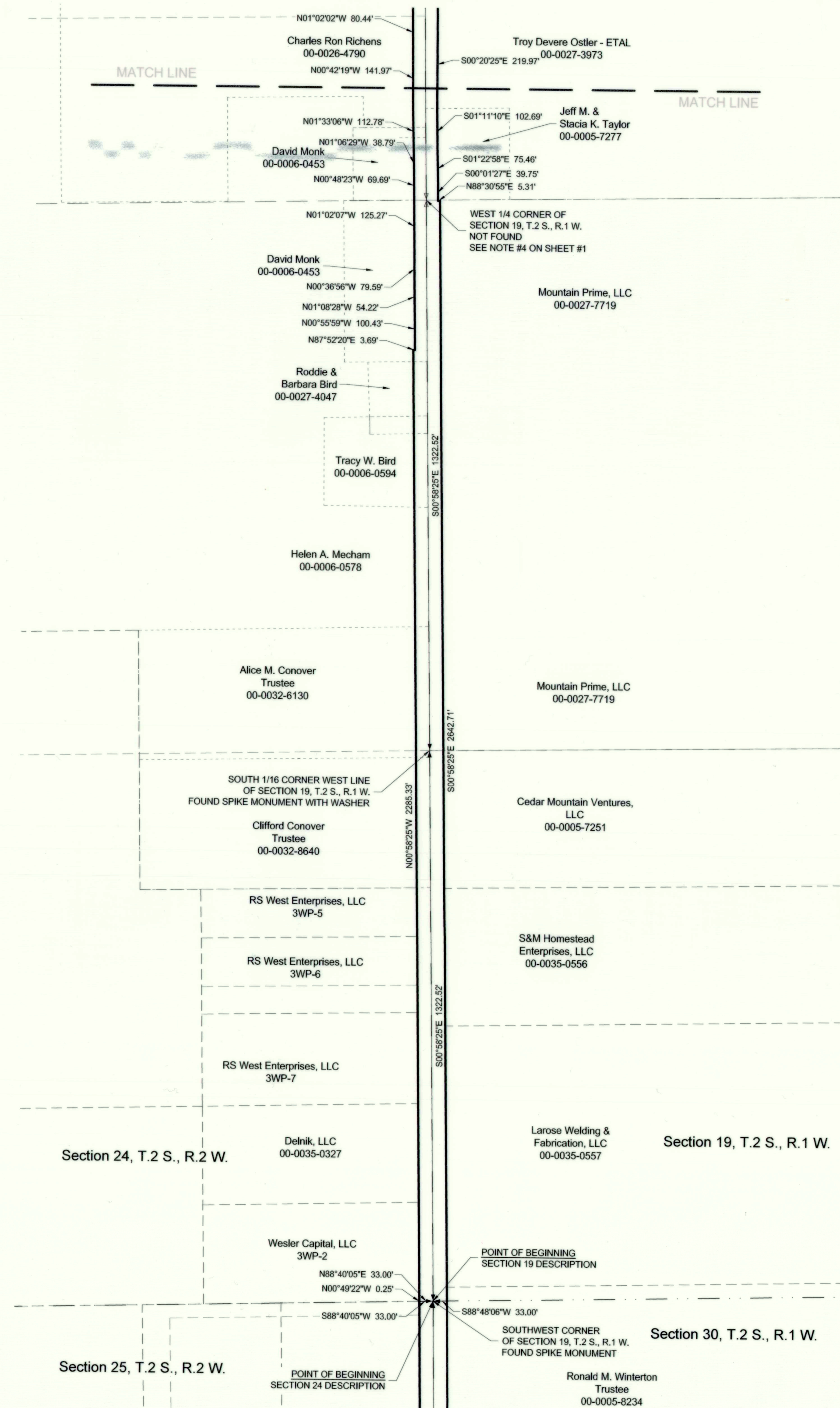
County Surveyor File # 3089



See Below



See Upper Right



Right of Way Survey for Duchesne Co. - 3000 West

Sheet 3 of 4

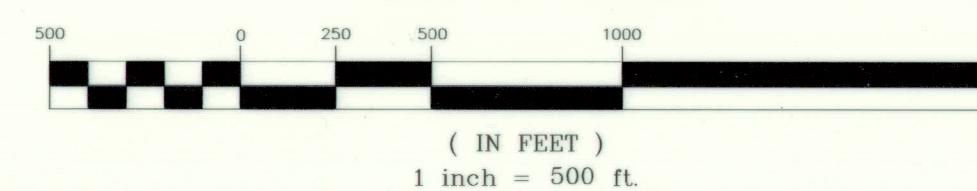
Located in Section 30, T.2 S., R.1 W., U.S.B. & M.
& Section 25, T.2 S., R.2 W., U.S.B. & M.
Duchesne County, Utah

2014

LEGEND

- SURVEYED RIGHT OF WAY LINE
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GRAPHIC SCALE



ROW DESCRIPTION for Section 25, T.2 S., R.2 W.

BEGINNING AT A POINT LOCATED N00°49'22"W ALONG THE EAST LINE OF SECTION 25, T.2 S., R.2 W., U.S.B. & M., 292.64 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 25, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE SOUTHEAST CORNER OF TAX PARCEL 00-0006-0669, THENCE S89°29'11"W ALONG THE SOUTH LINE OF SAID TAX PARCEL, 37.99 FEET; THENCE N00°49'22"W 2368.53 FEET TO THE NORTH LINE OF SAID SECTION 25; THENCE N88°40'05"E ALONG THE NORTH LINE OF SAID SECTION 25, 33.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 25, THENCE S00°49'22"E ALONG THE EAST LINE OF SAID SECTION 25, 2350.01 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS N00°49'22"W BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 25. CONTAINS 1.787 ACRES.

NOTES

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- BASIS OF BEARING USED WAS N00°58'25"W BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 19, T.2 S., R.1 W., U.S.B. & M., AS SHOWN.
- THE LOCATION FOR THE EAST 1/4 CORNER OF SECTION 19, T.2 S., R.1 W., U.S.B. & M., WAS RE-ESTABLISHED AT THE MID POINT BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 19. MID POINT POSITION WAS BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2473.
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I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



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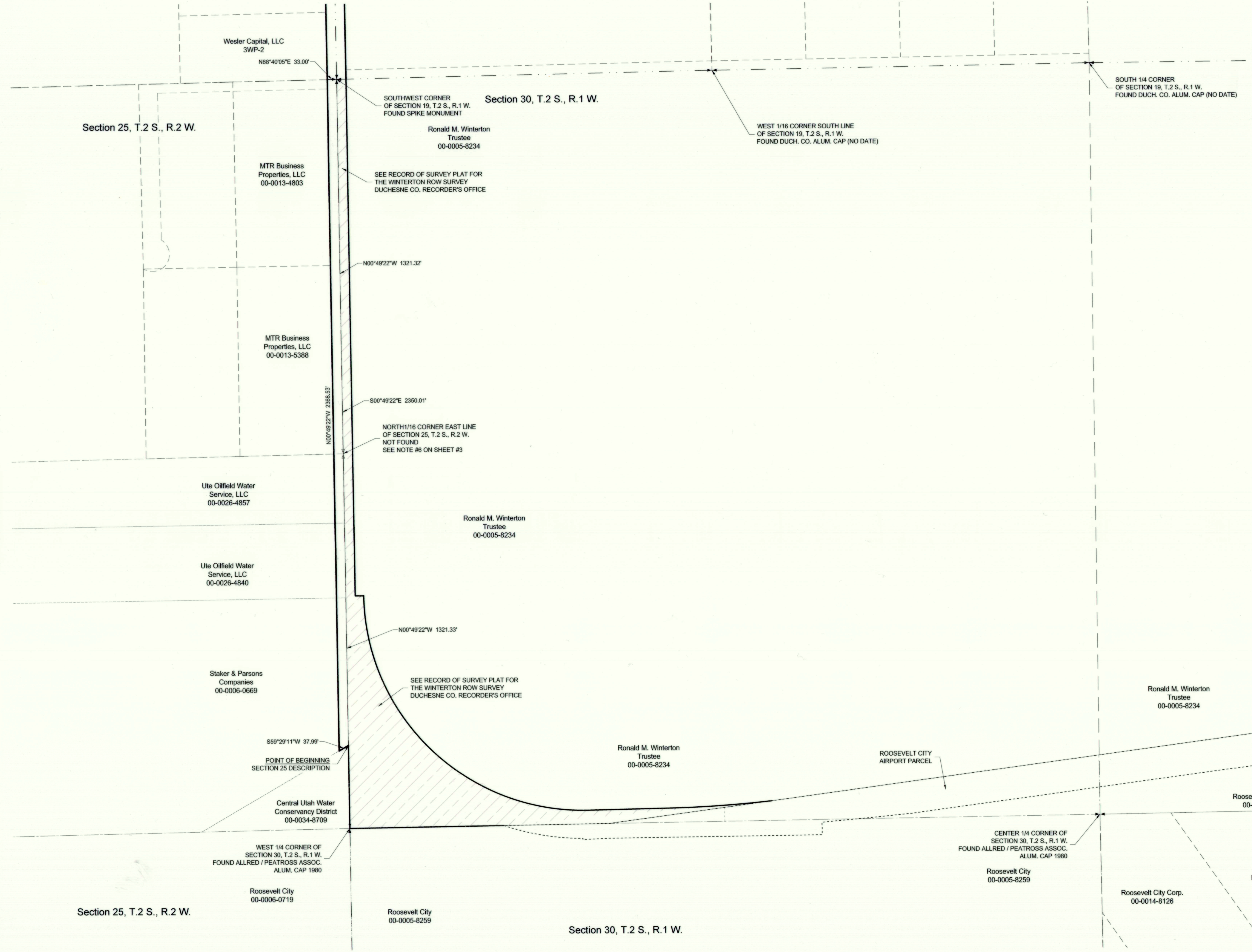
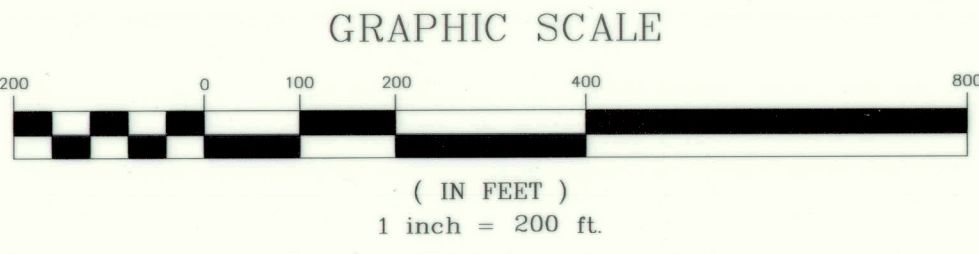
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Duchesne County, Utah

Scale: 1" = 500'

County Surveyor File # 3089

Right of Way Survey for
Duchesne Co. - 3000 West
Sheet 4 of 4



PARCELS THAT ARE PART OF A RECORDED SUBDIVISION
THAT SHOW EXISTING ROAD RIGHT OF WAY ON THE PLAT

SECTION 25, T.2 S., R.2 W.
MTR BUSINESS PROPERTIES, LLC
TAX PARCEL 00-0013-4803 (SERIAL #CES-1)
AMENDMENT TO COVE ESTATES
SUBDIVISION PLAT IS ON RECORD IN THE COUNTY SURVEYORS OFFICE AS FILE NO. 2517

MTR BUSINESS PROPERTIES, LLC
TAX PARCEL 00-0013-5388 (SERIAL #CES-59)
AMENDMENT TO COVE ESTATES
SUBDIVISION PLAT IS ON RECORD IN THE COUNTY SURVEYORS OFFICE AS FILE NO. 2517

DETAILS ON THE ROAD RIGHT OF WAY QUIT CLAIM DEEDS THAT ARE
FILED IN THE RECORDER'S OFFICE

SECTION 24, T.2 S., R.2 W.
TROY OSTLER - ETAL
PART OF TAX PARCEL 00-0006-0438 (SERIAL #1781)

SECTION 19, T.2 S., R.1 W.
SENE LOUIS OSTLER - TRUSTEE
PART OF TAX PARCEL 00-0005-7289 (SERIAL #1621)

SHAE LYNN MORGAN
PART OF TAX PARCEL 00-0006-0537 (SERIAL #1782-3-4)

TROY OSTLER - ETAL
PART OF TAX PARCEL 00-0027-3973 (SERIAL #1621-2)

LEEANN ZUFELT - TRUSTEE
PART OF TAX PARCEL 00-0006-0503 (SERIAL #1782-3-1-1)

SECTION 25, T.2 S., R.2 W.
STAKER & PARSONS COMPANIES
PART OF TAX PARCEL 00-0006-0438 (SERIAL #1790)

SHAUNE J. UNDERWOOD
PART OF TAX PARCEL 00-0006-0461 (SERIAL #1782-1)

FRED L. PRIEBE
PART OF TAX PARCEL 00-0006-0545 (SERIAL #1782-4)

CHARLES RON RICHENS
PART OF TAX PARCEL 00-0026-4790 (SERIAL #1782-9)

DAVID MONK
PART OF TAX PARCEL 00-0006-0453 (SERIAL #1782)

RODDIE L. BIRD
PART OF TAX PARCEL 00-0027-4047 (SERIAL #1784-2)

TRACY W. BIRD
PART OF TAX PARCEL 00-0006-0594 (SERIAL #1784)

HELEN A. MECHAM
PART OF TAX PARCEL 00-0006-0578 (SERIAL #1783)

CLIFFORD T. CONOVER - TRUSTEE
PART OF TAX PARCEL 00-0032-6130 (SERIAL #1783-1-1788-1)

CLIFFORD T. CONOVER - TRUSTEE
PART OF TAX PARCEL 00-0032-6640 (SERIAL #1783-1-1788-2)

DETAILS ON THE THOSE PARCEL OWNER'S THAT WOULD NOT
SIGN ROAD RIGHT OF WAY QUIT CLAIM DEED

SECTION 24, T.2 S., R.2 W.
SHAE LYNN MORGAN
PART OF TAX PARCEL 00-0006-0537 (SERIAL #1782-3-4)

LEEANN ZUFELT - TRUSTEE
PART OF TAX PARCEL 00-0006-0503 (SERIAL #1782-3-1-1)

SECTION 25, T.2 S., R.2 W.
UTE OILFIELD WATER SERVICE, LLC
PART OF TAX PARCEL 00-0026-4840 (SERIAL #1790-4)

UTE OILFIELD WATER SERVICE, LLC
PART OF TAX PARCEL 00-0026-4857 (SERIAL #1790-5)

SECTION 19, T.2 S., R.1 W.
JEFF M. & STACIA K. TAYLOR
PART OF TAX PARCEL 00-0005-7277 (SERIAL #1622)

MOUNTAIN PRIME LLC
PART OF TAX PARCEL 00-0027-7719 (SERIAL #1620-1)

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

THE ABOVE PLAT AMENDMENTS (LOT LINE ADJUSTMENTS) ARE HEREBY APPROVED ON
THIS 23rd DAY OF October OF 2014.

Michael A. Hyde
MICHAEL A. HYDE
DUCHESNE COUNTY PLANNING DIRECTOR

PREPARED BY:
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